



Architectural Commission Report

Meeting Date: Wednesday, July 20, 2016

Subject: **WALDORF ASTORIA (PL1609522)**
Request for approval of landscaping and exterior lighting for the rooftop and third floor terrace of the new Waldorf Astoria Hotel. The City Council previously certified a Final Environmental Impact Report for the project on April 21, 2008 pursuant to the California Environmental Quality Act, and no further environmental review is required at this time.

Project agent: Kent Warden – Alagem Capital

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of landscaping and exterior lighting for the rooftop and third floor terrace for the new Waldorf Astoria Hotel located at 9850 Wilshire Boulevard. The ground floor landscaping and exterior lighting along Wilshire Boulevard and Santa Monica Boulevard, as well as the courtyard space at the intersection of these two major thoroughfares were reviewed and approved by the Architectural Commission in 2014.

Landscaping

The proposed landscape plan consists of a Mediterranean plant palette with a variety of plant types and paving options for the upper terrace and rooftop exterior areas of the building subject to review. The plan provides an overall landscape aesthetic to the project site while also utilizing plants and species specific to each location based on the intended use and aesthetics of the common outdoor areas.

The Beverly Hilton Specific Plan (Chapter 4.0, Subsection 4.9[F]) outlines general provisions for the project site's landscaping, as referenced below:

...The location and type of all plant material shall respond to and complement the architectural design of the buildings in the Specific Plan Area and shall be integrated with the buildings as an additional architectural element. Landscaping shall be used to highlight entries, contrast with or reinforce building lines and volumes, and soften hard structural lines and building mass.

The landscaping shall be designed to enhance the garden quality of the City and shall incorporate mature plant material.

Lighting

The proposed lighting plan consists of various up lights, illuminated bollards, downlights and upper level pathway and step lighting within the hardscaped areas.

The Beverly Hilton Specific Plan (Chapter 4.0, Subsection 4.8) outlines general provisions for the project site's lighting, as referenced below:

Attachment(s):
A. Detailed Design Description and Materials
B. Project Design Plans
C. DRAFT Approval Resolution

Report Author and Contact Information:
Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



The City's Architectural Commission shall review and approve, subject to any required conditions, an outdoor lighting plan for the Specific Plan Area (the "Outdoor Lighting Plan") that encompasses all exterior lighting fixtures. Thereafter, all exterior lighting fixtures that, in the determination of the Director, are consistent with the adopted Outdoor Lighting Plan shall be permitted, subject to the issuance of any necessary permits, without further discretionary review. The Outdoor Lighting Plan shall incorporate the provisions specified in Subsection B through H of this Section.

BACKGROUND

The new Waldorf Astoria building was approved as part of the Beverly Hills City Council's approval of the Beverly Hilton Specific Plan in 2008. The overall building envelope, including the location and distribution of buildings and open space on the site, is dictated by the Specific Plan. Pursuant to the language set forth in the Specific Plan, "the final design, materials, and finishes of the buildings, and the proposed landscaping shall be subject to review and approval of the City's Architectural Commission." The final landscape and lighting plan for the ground floor areas was reviewed and approved by the Architectural Commission in 2014. At this time the Architectural Commission is being asked to review the final landscape plan and lighting plan for the rooftop and Third floor terrace area, in keeping with the requirements of the Specific Plan.

URBAN DESIGN ANALYSIS

The proposed landscaping contains a diverse plant palette with appropriate color and texture to enhance the project. The configuration helps to define and soften the edges of the building form and the lighting has been specified overall to create a soft ambient glow and not to be overall harsh, as a lower color temperature has been defined for all exterior lighting fixtures. The illumination is appropriate and sophisticated and helps to further define the project and highlight the, generally, lushly landscaped areas interspersed with vignette seating areas and communal gathering hubs. Additionally, the corner of the building, located at the prominent intersection of Wilshire Boulevard and Santa Monica Boulevard, is appropriately accentuated on the third floor roof terrace area with a greater abundance of plantings which adds to the building identity overall and softens the signature bow-front feature of the structure at the corner.

Both the landscaping and lighting components appear to meet the intent and provisions of the Beverly Hilton Specific Plan and it is anticipated that these elements, in concert with the overall building, will serve as a positive enhancement to the City.

The applicant shall provide the final manufacturer's specifications for all exterior lighting proposed which shall include the lighting temperature for each fixture to ensure a general ambient (softer) light is generated overall. Design specifications shall be included to ensure the lighting shall be appropriately focused and unnecessary overspill shall not occur. In addition, measures shall be taken to ensure re-lamping for the individual fixtures in the future does not exceed 3,000 kelvin. Finally, the applicant shall provide a final landscape planting plan which shall include the quantities, species and container sizes of all exterior planting areas.



ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code, including the associated Specific Plan as is the case of the Waldorf Astoria hotel. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur prior to the issuance of a building permit. The applicant has been advised that changes during review may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate. In the event that any condition imposed by the Architectural Commission is in conflict with the adopted Specific Plan, Development Agreement or other applicable entitlements, those provisions shall prevail.

ENVIRONMENTAL ASSESSMENT

On April 21, 2008 the City Council adopted Resolution No. 08-R-12600, which certified a Final Environmental Impact Report for the project. The subject resolution was adopted in accordance with the provisions of the California Environmental Quality Act, and the City Council made environmental findings and adopted a statement of overriding considerations for the project. The Final Environmental Impact Report encompasses all aspects of the Specific Plan, including Architectural Review. Accordingly, no new environmental assessment is required at this time, and the Architectural Commission may rely on the Final Environmental Impact Report in its review of the project.

PUBLIC OUTREACH AND NOTIFICATION

The project was previously reviewed at numerous public hearings before the Planning Commission and City Council as part of the approval of the Specific Plan adoption process. The Architectural Commission's review of the project constitutes a public hearing and any interested individuals may attend the hearing and offer comments on the project. Agenda notice of the hearing was posted at the City of Beverly Hills Public Library and online on the City's website.



Architectural Commission Report
9850 Wilshire Boulevard – Waldorf Astoria
Architectural Commission Meeting – July 20, 2016

Attachment A

Detailed Design Description and Materials
(Applicant Prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
 - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

B Identify the scope of work (check all that apply):

- New construction
 - Façade Remodel ONLY
 - Business Identification Sign(s)
Number of signs proposed:
 - Building Identification Sign(s)
Number of signs proposed:
 - Sign Accommodation (explain reason for the accommodation request below):
_____ Number of signs proposed:
 - Other: _____
- Remodel: Int. & Ext, no floor area added
 - Remodel: Int. & Ext, floor area added
 - Awning(s): New Recovery
 - Open Air Dining: #Tables # Chairs

C Describe the scope of work proposed including materials and finishes:

D Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/>)

- R-4 R-4X R-4 R-4-P R-4X2
- R-3 RMCP C-3 C-3A C-3B
- C-5 C-3T-1 C-3T-2 C-3T-5 C-5
- Other: _____

E Lot is currently developed with (check all that apply):

- General Office Building Multi-family Building Other (specify below): _____
- Retail Building Vacant
- Medical Office Building Restaurant

F Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?

Yes No If yes , please list Architect's name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1					
2					
3					
4					
5					

B List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

FAÇADE (List all material for all portions visible from the street)

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

WINDOWS/DOORS (Include frame, trim, glass, metal, etc.)

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

ROOF

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

COLUMNS

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

BALCONIES & RAILINGS

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

OUTDOOR DINING ELEMENTS (List all material for all outdoor dining elements.)

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

AWNINGS, CANOPIES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: _____
Texture /Finish: _____
Color / Transparency: _____

BUILDING ID SIGN(S)

Material: _____
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: _____
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

C Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:

SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

1. *Describe* how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

2. *Describe* how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

3. *Describe* how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

4. *Describe* how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.

5. *Describe* how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.



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Attachment B
Project Design Plans

Rosa Iceberg
Iceberg-rose



Liriope spicata
White Lily Turf



Buxus microphylla
Japanese Boxwood



Philodendron bipinnatifidum
Lacy Tree Philodendron



Podocarpus henkelii
Long Leafed Yellowwood



Buxus microphylla
Japanese Boxwood



Trachelospermum jasminoides
Star Jasmine



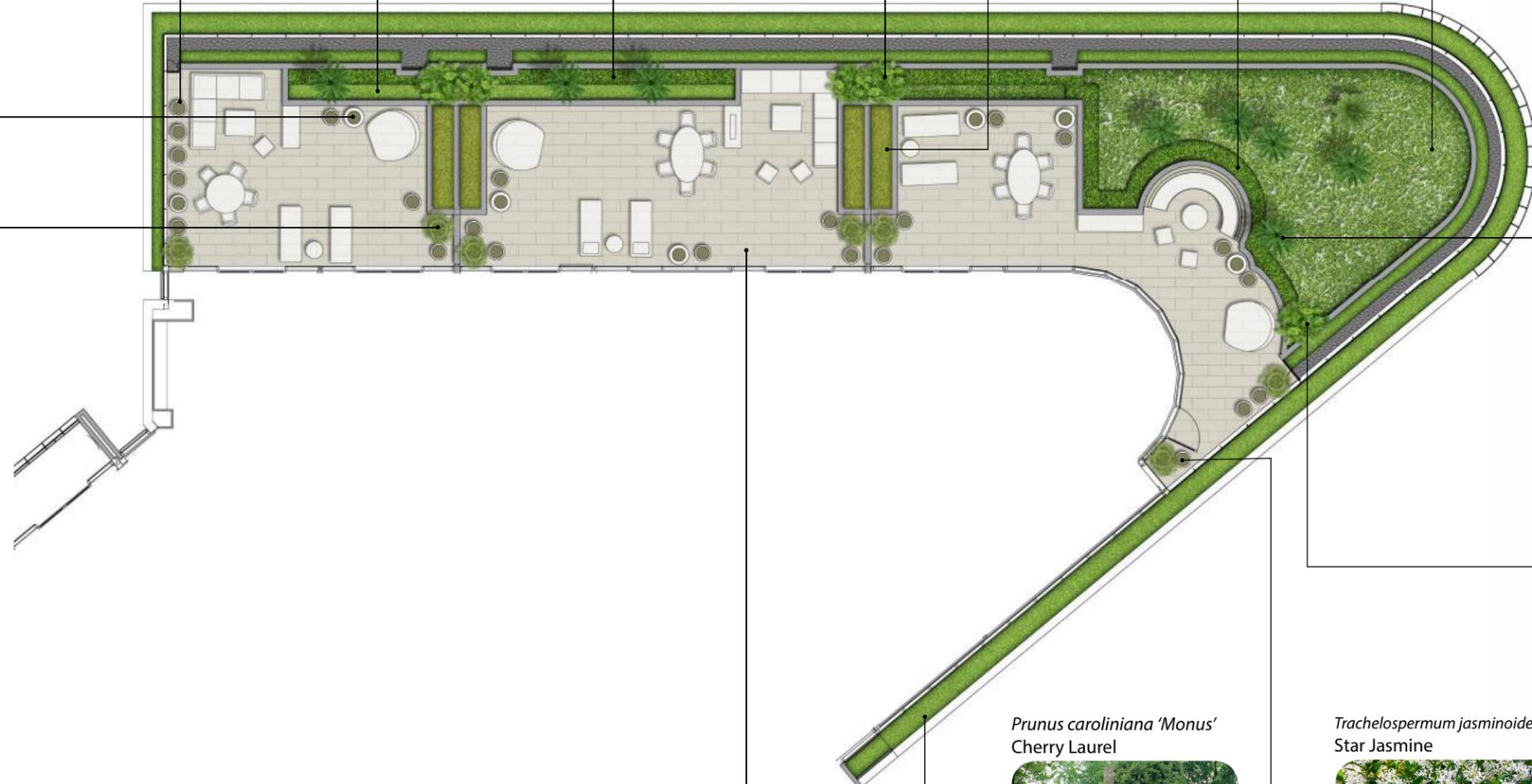
Gardenia augusta 'Veitchii'
Gardenia



Trachelospermum jasminoides
Star Jasmine



Rhapis humilis
Slender Lady Palm



Phoenix roebelenii
Pygmy Date Palm



Philodendron bipinnatifidum
Lacy Tree Philodendron



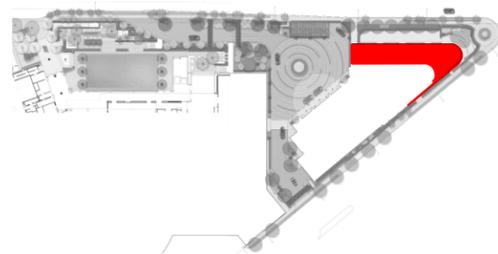
Prunus caroliniana 'Monus'
Cherry Laurel



Trachelospermum jasminoides
Star Jasmine



Porcelain Wood Tile
Ergon - White Smoke (2,322 sq ft)



Old Town fiberglass

Crafting Quality Planters and more...

Address:
767 North Hariton Street
Orange, CA 92868-1313
Phone:
714.633.3732
Fax:
714.633.3917
Email:
info [at] oldtownfiberglass.com

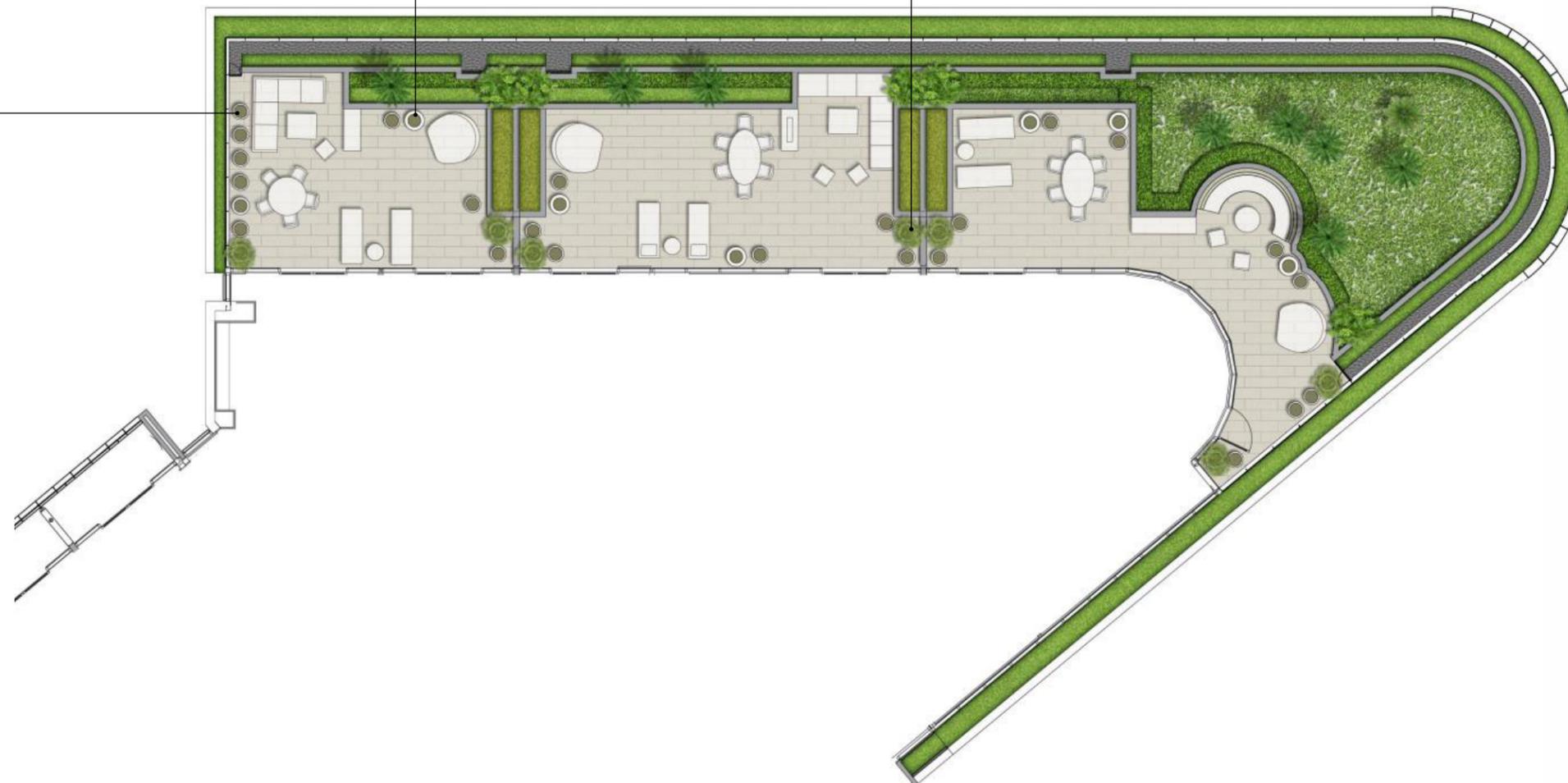


Old Town Kona - 36" tall x 28" wide
White Finish

Old Town Kona - 36" tall x 28" wide
White Finish



IAP Infinity - 33" tall x 23" wide
White Finish



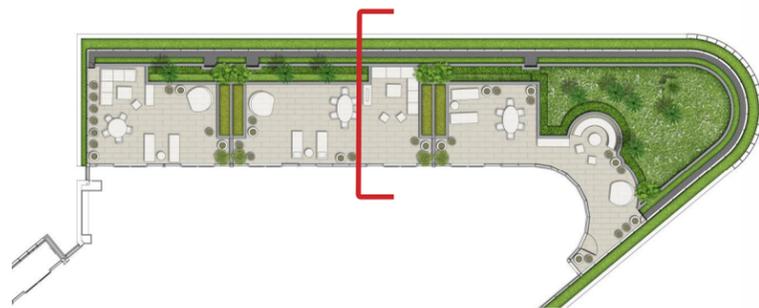
ADDRESS:
2868 Chapman Street
Oakland, CA 94601

800.426.6471 (U.S. Only)

EMAIL: info@iapsf.com PHONE: 510.536.4886
<http://www.iapsf.com>

i a p] INTERNATIONAL ART PROPERTIES







Osmanthus fragrans
Sweet Olive (24" box)



Senecio vira-vira
Dusty Miller (1 gal)



Lavandula angustifolia
English Lavender (5 gal)



Digitalis
Foxglove (5 gal)



Perovskia-blue-spire
Russian Sage (5 gal)



Verbena bonariensis
Purpletop Vervain (5 gal)



Carex pansa
Sand Dune Sedge (1 gal)



Laurus nobilis
Sweet Bay (15 gal)



Rhus integrifolia
Lemonade Berry (5 gal)



Citrus limon
Lemon Tree (24" box)



Trachelospermum jasminoides
Star Jasmine (1 gal)



Porcelain Wood Tile
Ergon - Brown Flax (4,415 sq ft)



Buxus microphylla
Japanese Boxwood (5 gal)



Lavandula dentata
French Lavender (5 gal)



Lavandula angustifolia
English Lavender (5 gal)



Porcelain Wood Tile
Ergon - White Smoke (5,070 sq ft)



Archontophoenix cunninghamiana
King Palm (10' bth)



Gardenia augusta 'Veitchii'
Gardenia (5 gal)



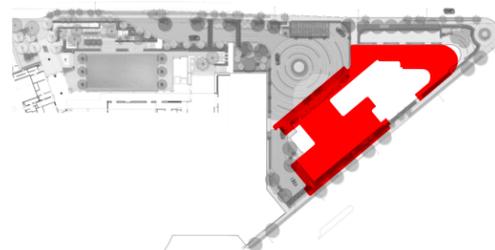
Dracaena draco
Dragon Tree (24" box)



Citrus limon
Lemon Tree (24" box)



Trachelospermum jasminoides
Star Jasmine (1 gal)



Old Town fiberglass

Crafting Quality Planters and more...

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Fax:
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Email:
info [at] oldtownfiberglass.com



Old Town Versaille - 34" tall x 30" wide
White Finish

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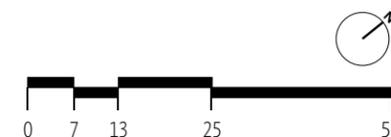
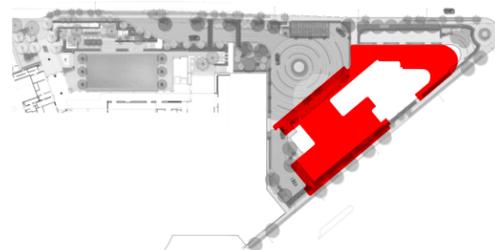
IAP Waimea - 32" tall x 42" wide
White Finish

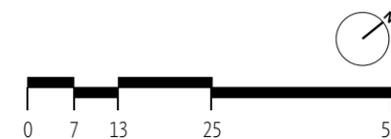
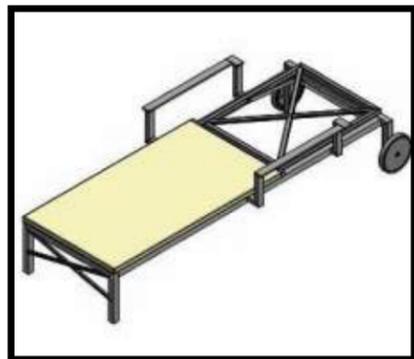
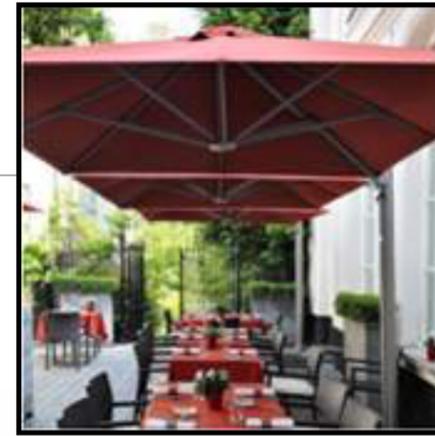


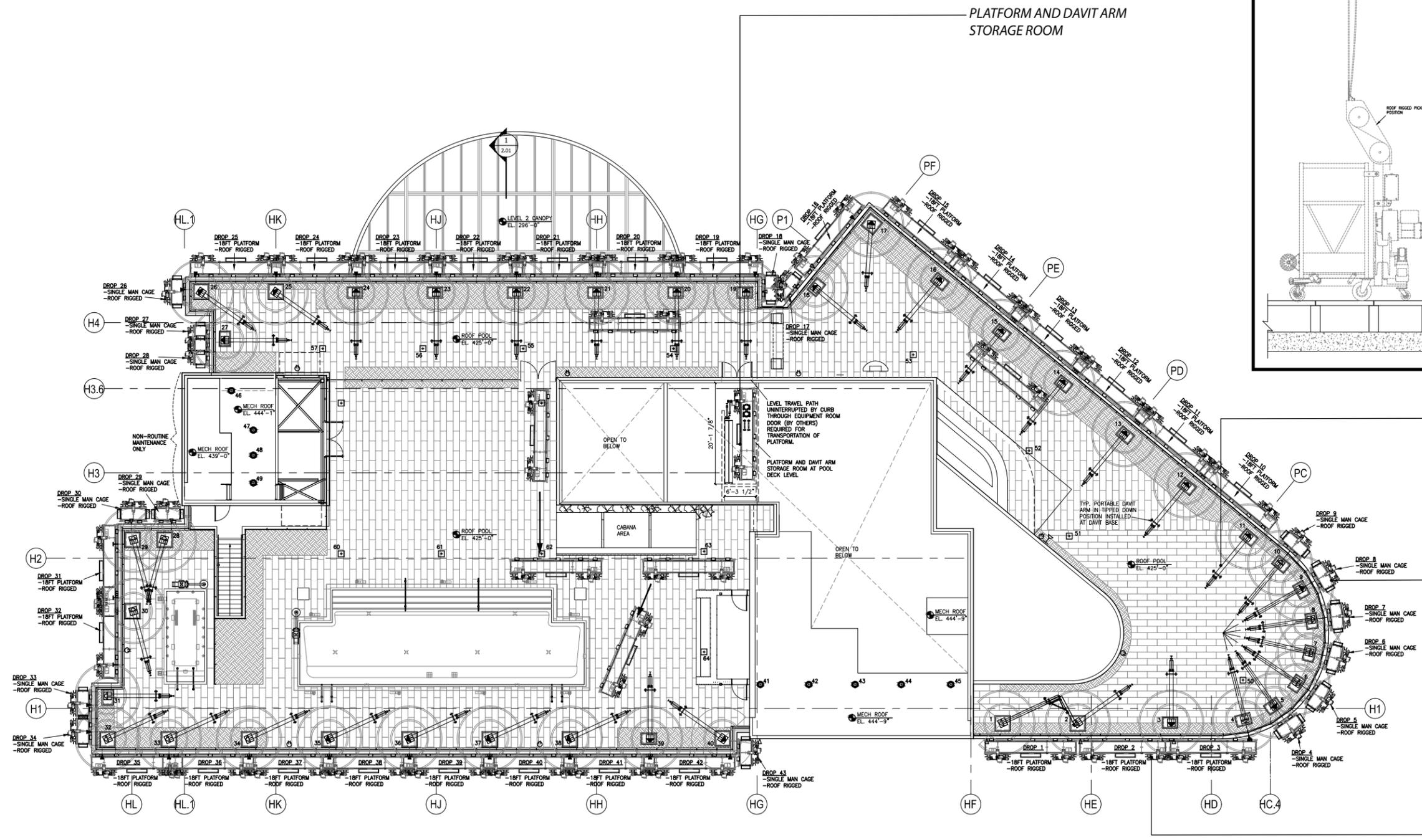
IAP Waimea - 20" tall x 30" wide
White Finish



IAP York - 29" tall x 24" wide
White Finish





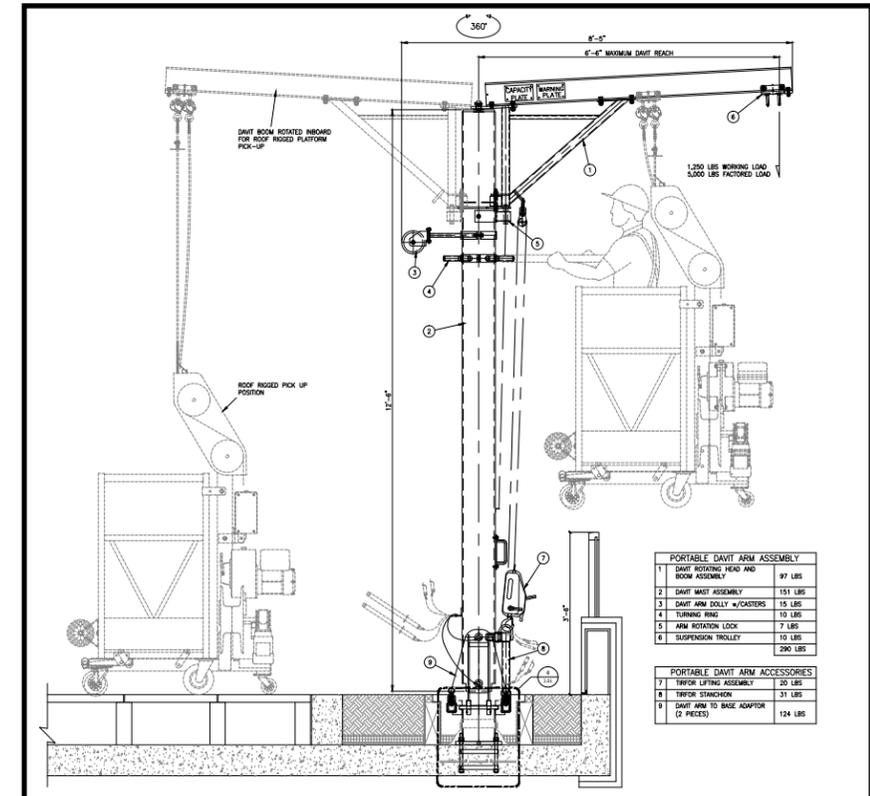


PLATFORM AND DAVIT ARM STORAGE ROOM

PORTABLE DAVIT ARM, TYP.

SINGLE MAN CAGE, TYP.

18FT PLATFORM, TYP.



NOT TO SCALE



Citrus limon
Lemon Tree (24" box)



Osmanthus fragrans
Sweet Olive (24" box)

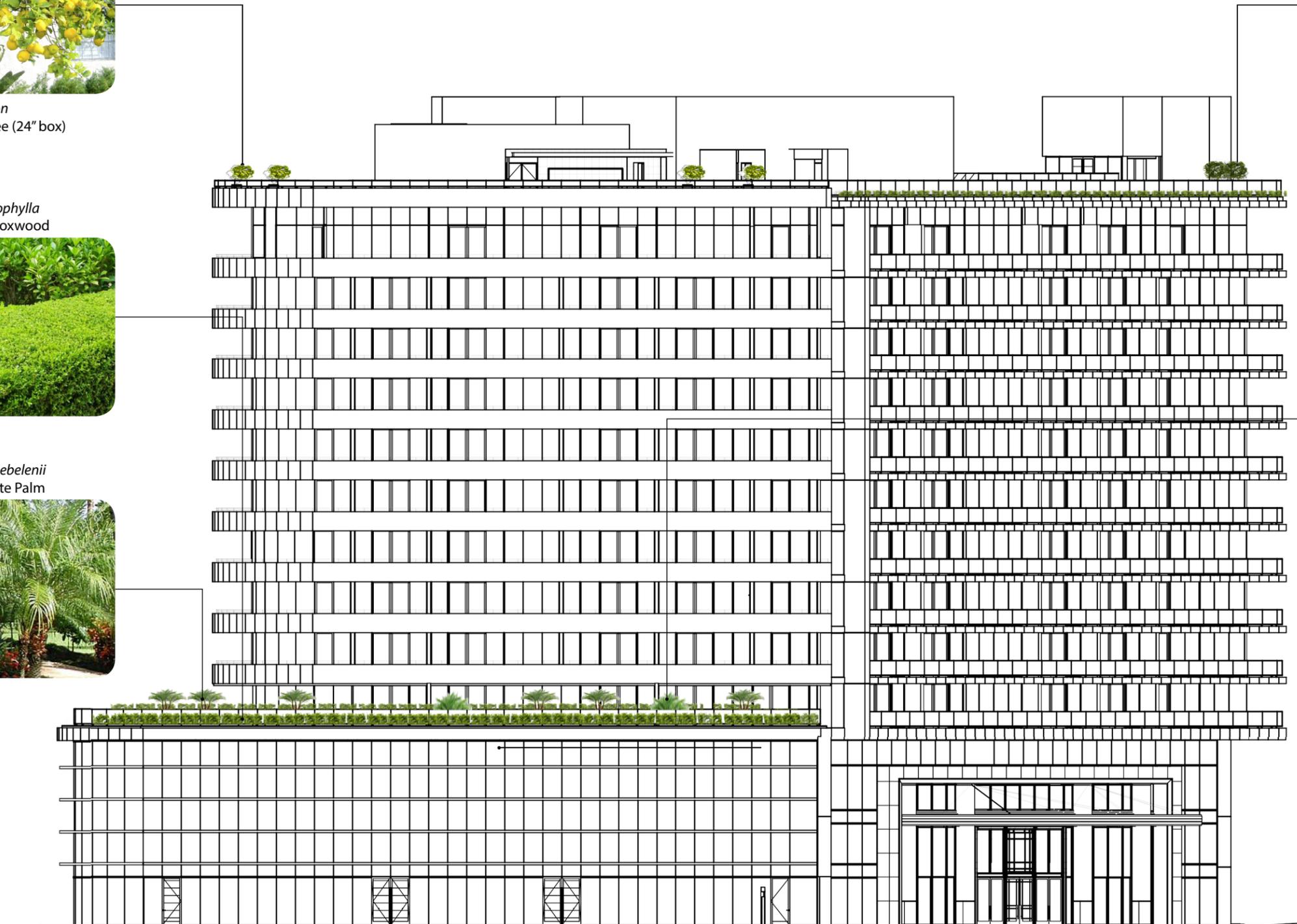
Buxus microphylla
Japanese Boxwood



Phoenix roebelenii
Pygmy Date Palm



Philodendron bipinnatifidum
Lacy Tree Philodendron





Citrus limon
Lemon Tree (24" box)



Osmanthus fragrans
Sweet Olive (24" box)

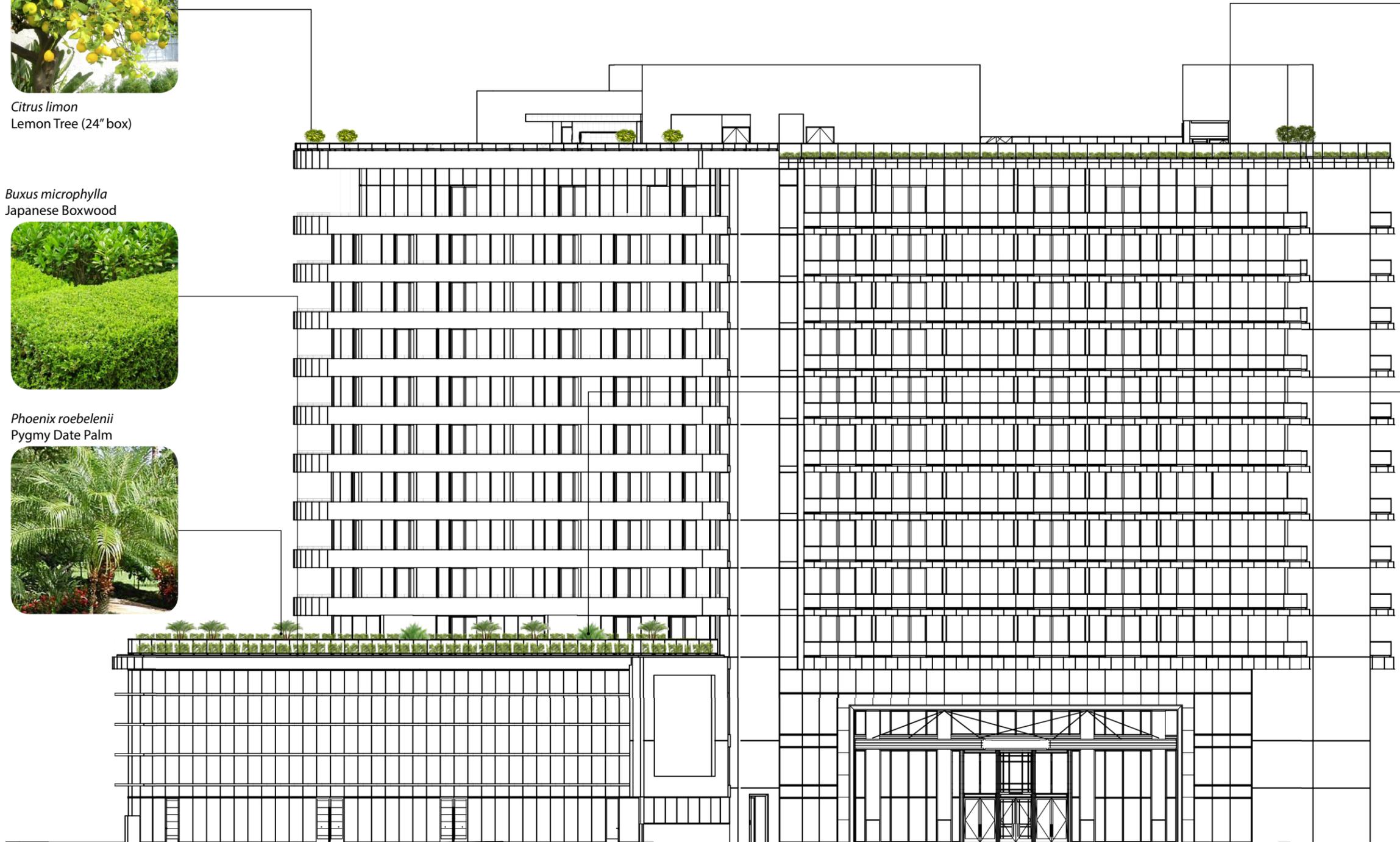
Buxus microphylla
Japanese Boxwood



Phoenix roebelenii
Pygmy Date Palm



Philodendron bipinnatifidum
Lacy Tree Philodendron

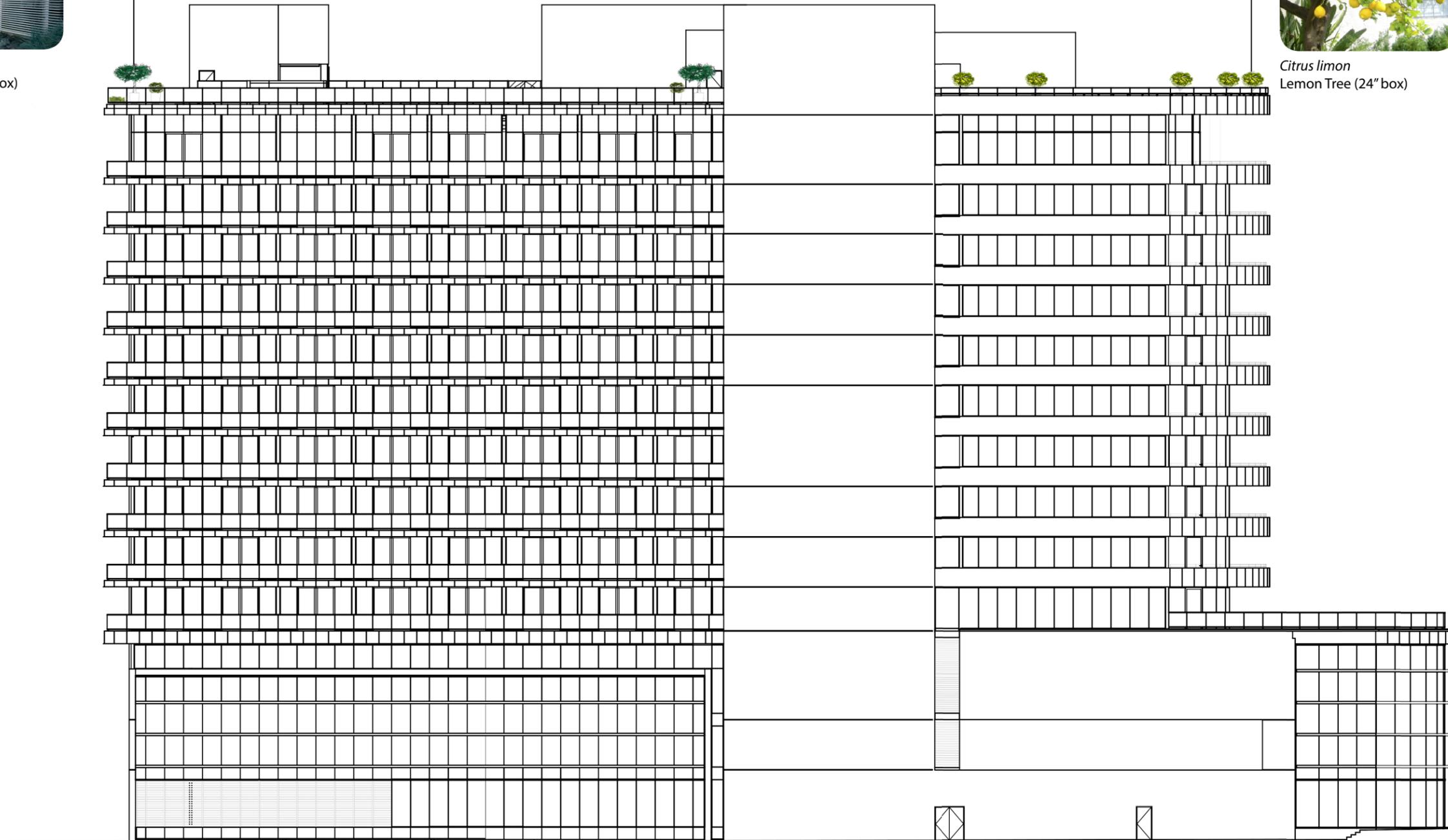




Dracaena draco
Dragon Tree (24" box)



Citrus limon
Lemon Tree (24" box)

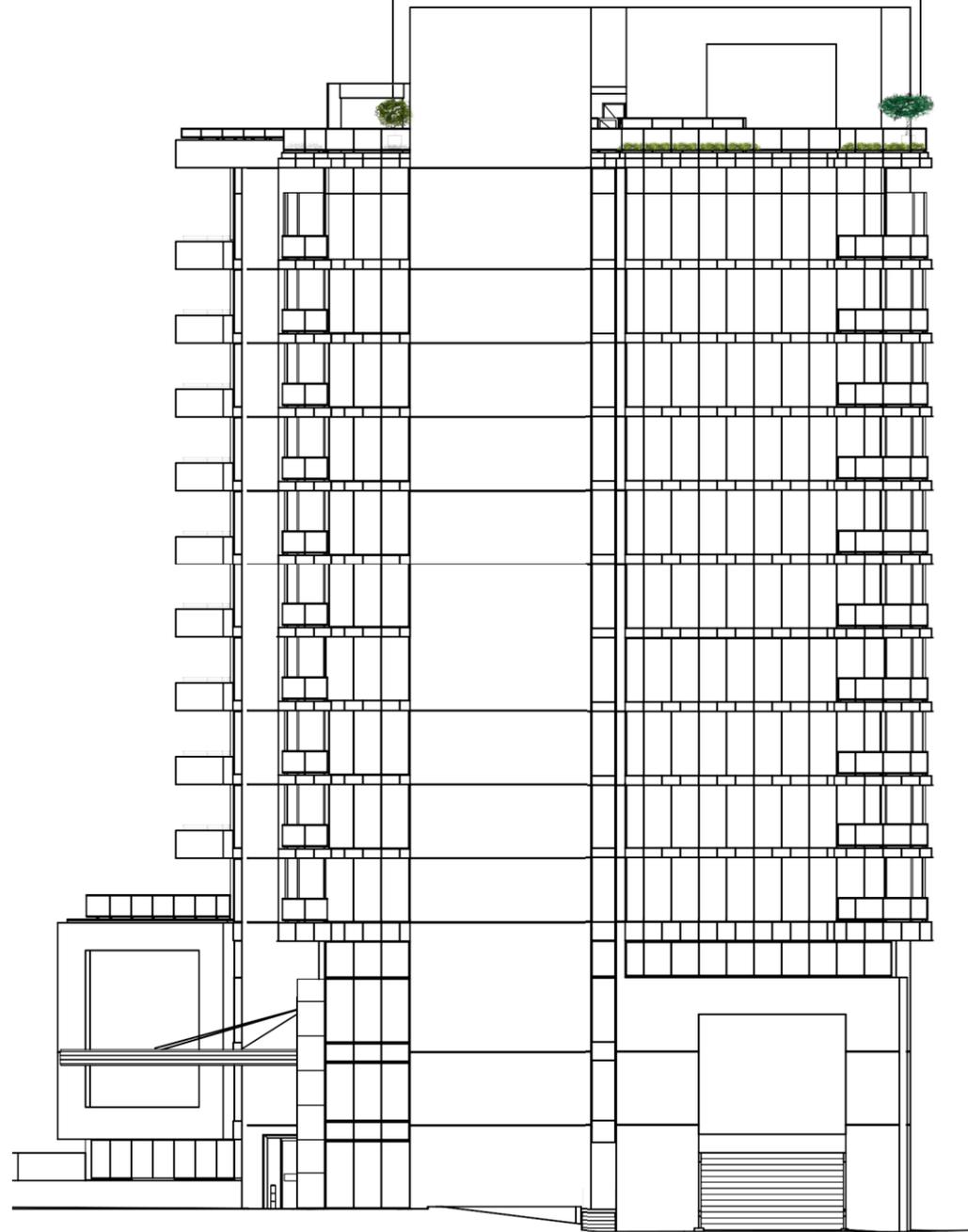




Osmanthus fragrans
Sweet Olive (24" box)



Dracaena draco
Dragon Tree (24" box)



Discreet illuminated bollard (2700K LED)



Ingrade uplights to accent green arch (2700K LED)



Recessed adjustable downlight at underside of canopy (2700K LED)



Lensed linear recessed light fixture at underside of canopy (2700K LED)



GENERAL NOTE:

- Roof lighting shall be warm and intimate, creating a relaxed yet luxurious nighttime ambience – low level landscape lighting softly accentuates planting, while discrete illuminated bollards provide soft, glare-free code compliant lighting at pathways.

- To prevent off-site light trespass, all adjustable light fixtures shall be lockable. A final aiming diagram will be provided to allow the re-aiming of lights to their proper location should maintenance require the need for the light fixtures to be taken out of proper adjustment.

- All roof lighting shall comply with Title 24 and CalGreen requirements, which prescribes limitations on off site lighting and dark sky lighting.

- No direct off site lighting.

- No visible glare to fixtures.

-All lighting to be 2700K (warm white).

-all lighting shall be dimmable (flicker free) to 1%.

LED steplights at stairs (2700K LED)



LIGHTING SHOWN ON THIS PAGE REPRESENTS LIGHTING USED DURING NORMAL OPERATIONS (NON EMERGENCY)



Pool Lighting



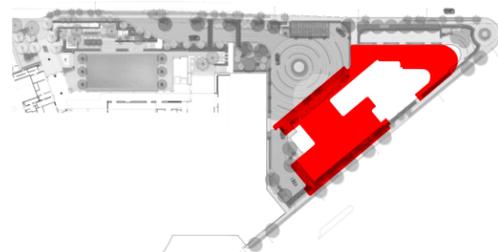
LED accent light to be mounted to cabana pole structure and walls to provide general lighting at circulation and egress areas (2700K LED)



Recessed LED uplights to gently illuminate green wall (2700K led)



Adjustable accents stake mounted @ planters to gently uplight trees (2700K LED)



Small scale illuminated bollard at pathways (2700K LED)



FIXTURE TO BE DIMMED DOWN LOW DURING NORMAL OPERATIONS AND ONLY TO BE TURNED UP TO 100% ONLY DURING EMERGENCY WHERE NORMAL POWER IS INTERRUPTED AND EGRESS LIGHTING IS REQUIRED.

Surface mounted emergency lighting fixture (finish to match building; 2700K LED)



EMERGENCY LIGHTING IS ONLY TURNED ON DURING EMERGENCY WHERE NORMAL POWER IS INTERRUPTED AND EGRESS LIGHTING IS REQUIRED. THESE FIXTURES ARE NORMALLY OFF.

FIXTURES MOUNTED AT +20'-6" A.F.F. TO BUILDING WALL

Full cut-off fixture integrated into canopy



FIXTURE TO BE DIMMED DOWN LOW DURING NORMAL OPERATIONS AND ONLY TO BE TURNED UP TO 100% ONLY DURING EMERGENCY WHERE NORMAL POWER IS INTERRUPTED AND EGRESS LIGHTING IS REQUIRED.

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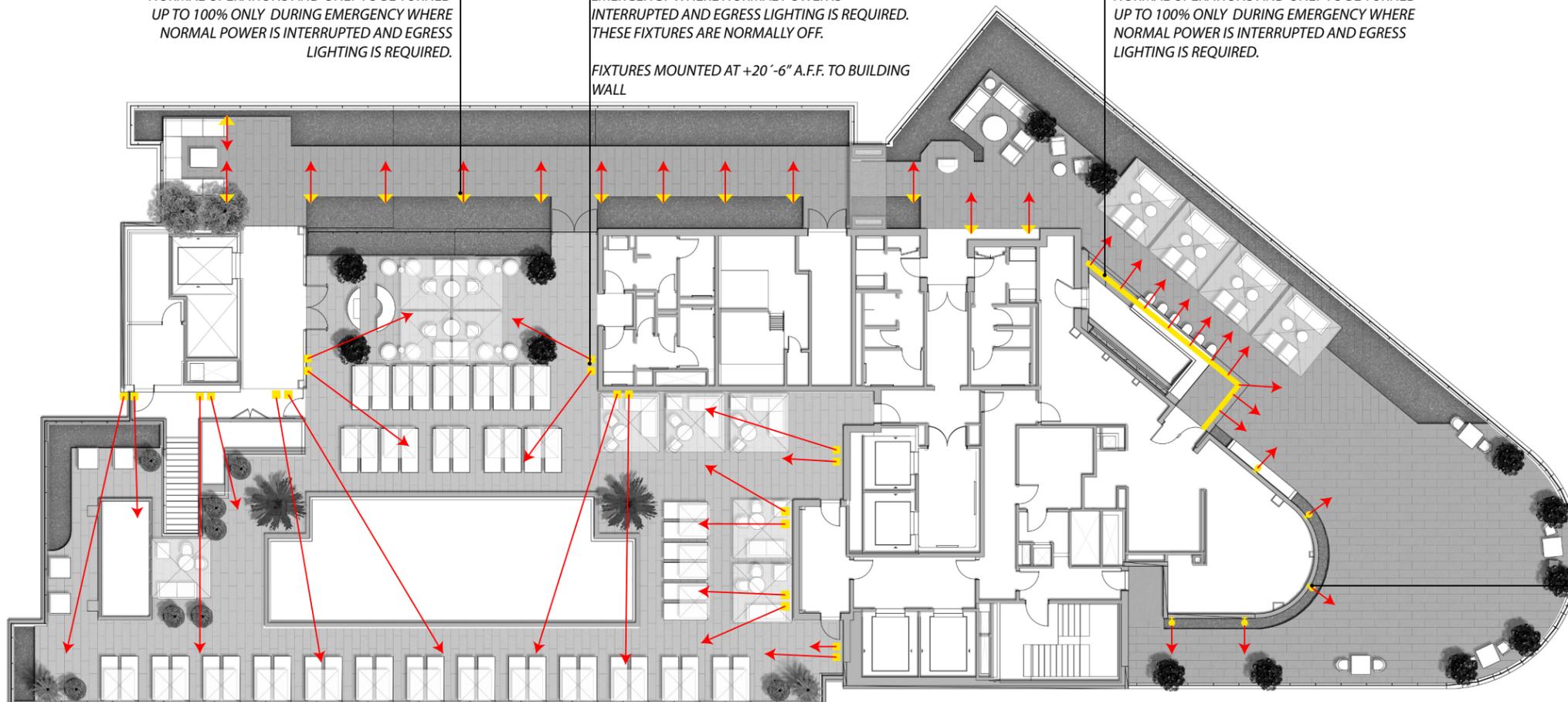
- All roof lighting shall comply with Title 24 and CalGreen requirements, which prescribes limitations on off site lighting and dark sky lighting.

- No direct off site lighting.

- No visible glare to fixtures.

- All lighting to be 2700K (warm white).

- all lighting shall be dimmable (flicker free) to 1%.



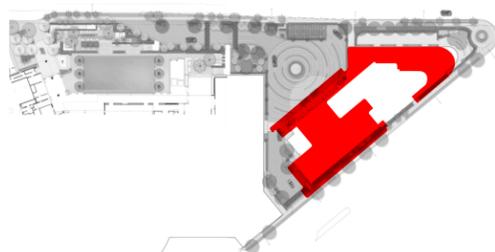
Surface mounted emergency lighting (Fixture Finish to match building 2700K LED)



EMERGENCY LIGHTING IS ONLY TURNED ON DURING EMERGENCY WHERE NORMAL POWER IS INTERRUPTED AND EGRESS LIGHTING IS REQUIRED. THESE FIXTURES ARE NORMALLY OFF.

FIXTURES MOUNTED AT +15' A.F.F. TO BUILDING WALL

LIGHTING SHOWN ON THIS PAGE REPRESENTS LIGHTING USED DURING EMERGENCY CONDITIONS ONLY



ROOF DECK EMERGENCY EGRESS LIGHTING DIAGRAM
ROOF PLAN

ARCHITECTURAL COMMISSION SUBMISSION

05 JULY 2016



Surface mounted
emergency lighting @ +15' AFF
Fixture Finish to match building

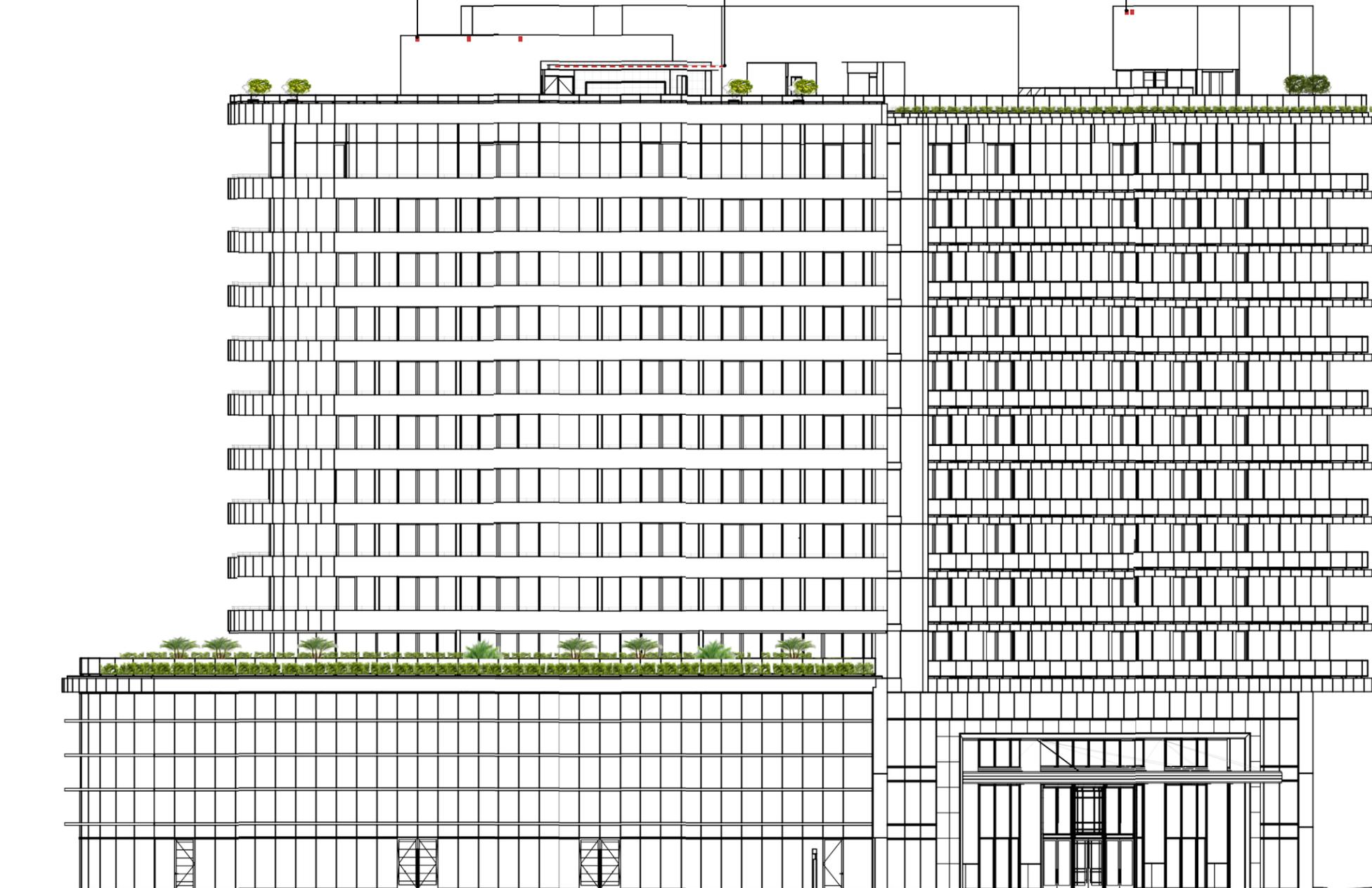


Full cut-off fixture integrated
into canopy



FIXTURE TO BE DIMMED DOWN LOW DURING
NORMAL OPERATIONS AND ONLY TO BE TURNED
UP TO 100% ONLY DURING EMERGENCY WHERE
NORMAL POWER IS INTERRUPTED AND EGRESS
LIGHTING IS REQUIRED.

Surface mounted
emergency lighting @ 20'-6" AFF
Fixture finish to match building



GENERAL NOTE:

- Roof lighting shall be warm and intimate, creating a relaxed yet luxurious nighttime ambience – low level landscape lighting softly accentuates planting, while discrete illuminated bollards provide soft, glare-free code compliant lighting at pathways.

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- All roof lighting shall comply with Title 24 and CalGreen requirements, which prescribes limitations on off site lighting and dark sky lighting.

- No direct off site lighting.

- No visible glare to fixtures.

-All lighting to be 2700K (warm white).

-all lighting shall be dimmable (flicker free) to 1%.

EMERGENCY LIGHTING IS ONLY TURNED ON
DURING EMERGENCY WHERE NORMAL POWER IS
INTERRUPTED AND EGRESS LIGHTING IS REQUIRED.
THESE FIXTURES ARE NORMALLY OFF.

Surface mounted emergency lighting @ +15' AFF
Fixture Finish to match building



Full cut-off fixture integrated into canopy



FIXTURE TO BE DIMMED DOWN LOW DURING NORMAL OPERATIONS AND ONLY TO BE TURNED UP TO 100% ONLY DURING EMERGENCY WHERE NORMAL POWER IS INTERRUPTED AND EGRESS LIGHTING IS REQUIRED.

Surface mounted emergency lighting @ 20'-6" AFF
Fixture finish to match building



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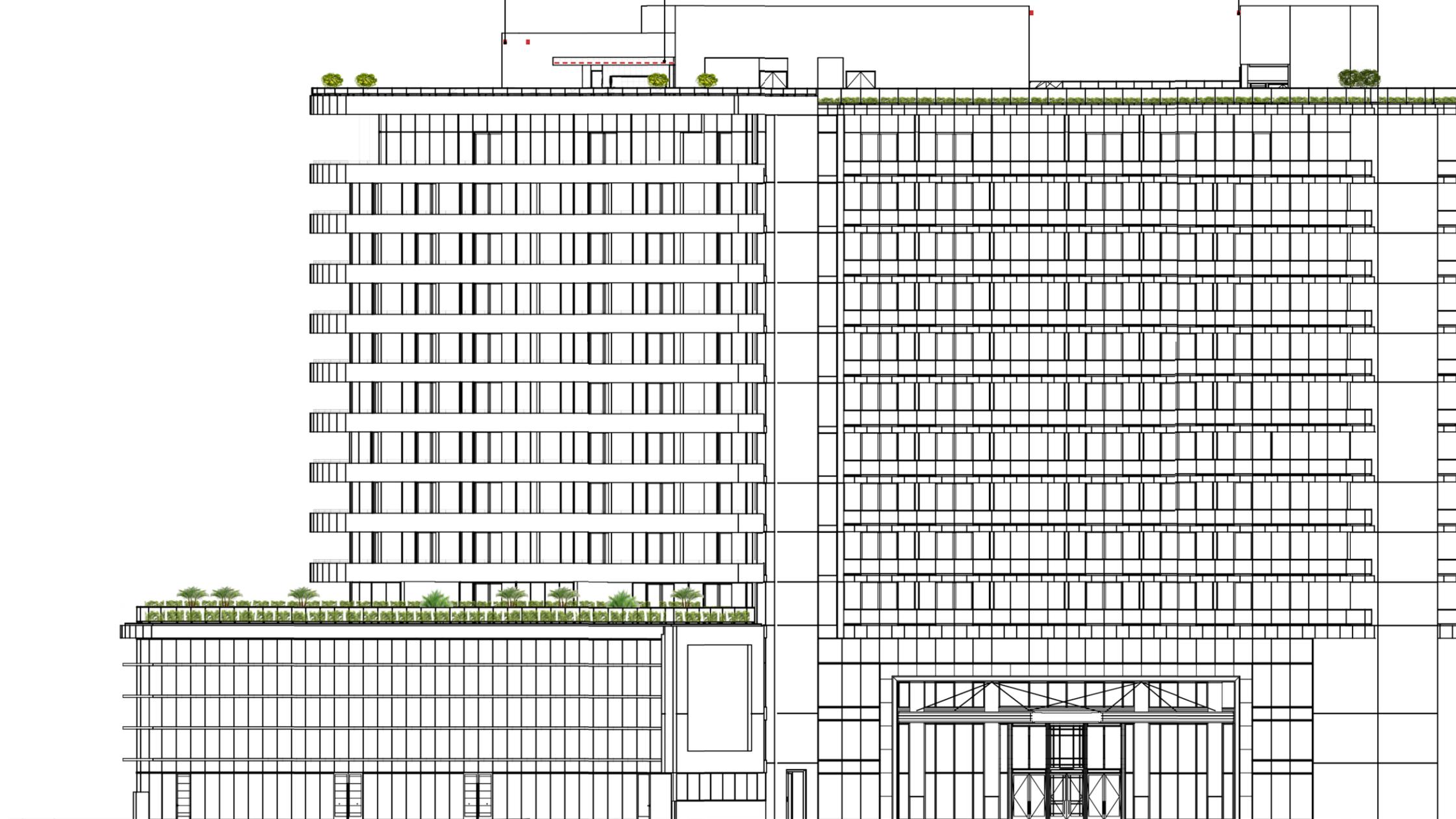
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EMERGENCY LIGHTING IS ONLY TURNED ON DURING EMERGENCY WHERE NORMAL POWER IS INTERRUPTED AND EGRESS LIGHTING IS REQUIRED. THESE FIXTURES ARE NORMALLY OFF.

Surface mounted
emergency lighting @ 20'-6" AFF
Fixture finish to match building



Surface mounted
emergency lighting @ +15' AFF
Fixture Finish to match building



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- No visible glare to fixtures.

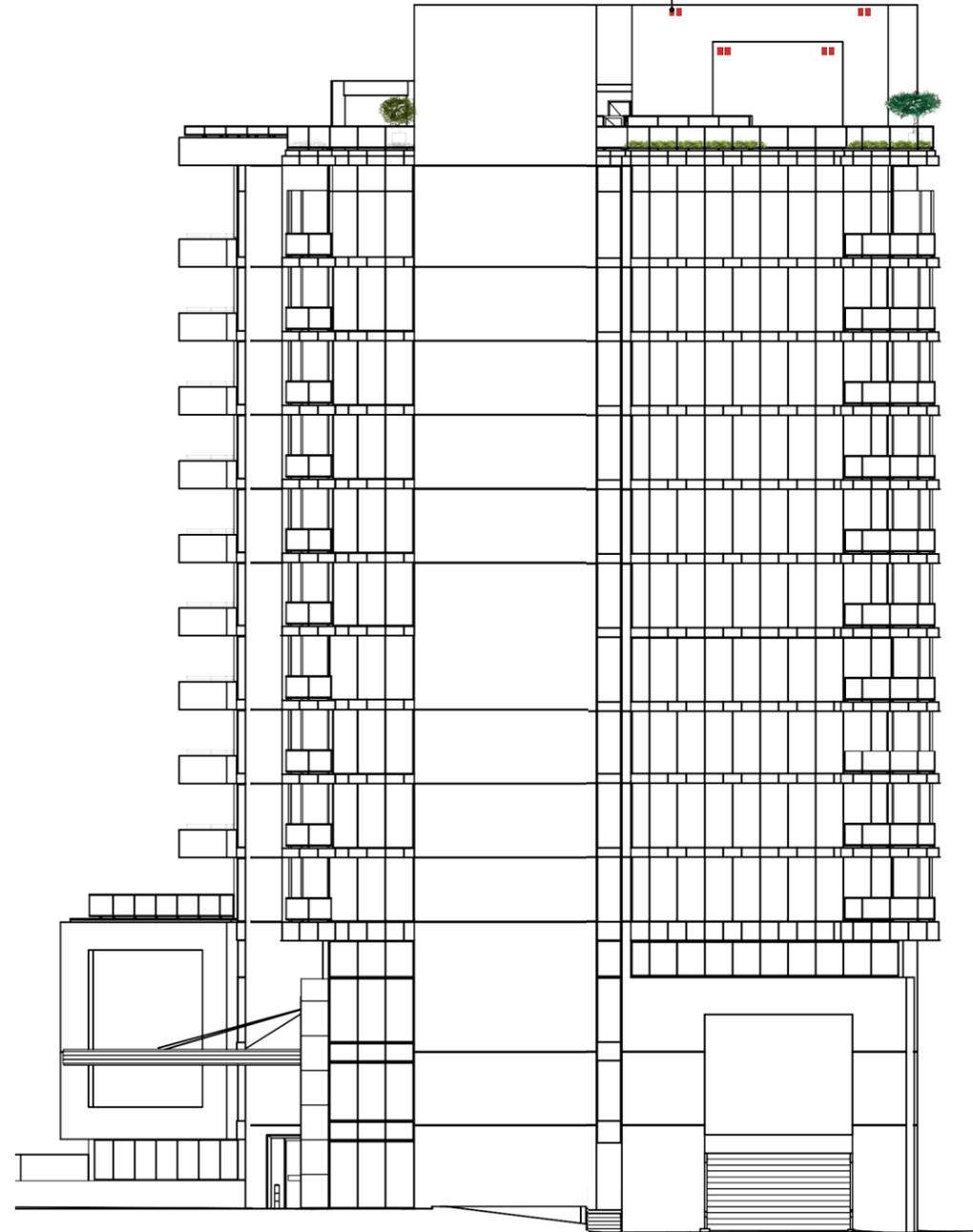
-All lighting to be 2700K (warm white).

-all lighting shall be dimmable (flicker free) to 1%.

EMERGENCY LIGHTING IS ONLY TURNED ON DURING EMERGENCY WHERE NORMAL POWER IS INTERRUPTED AND EGRESS LIGHTING IS REQUIRED. THESE FIXTURES ARE NORMALLY OFF.



Surface mounted
emergency lighting @ 20'-6" AFF
Fixture finish to match building



GENERAL NOTE:

- Roof lighting shall be warm and intimate, creating a relaxed yet luxurious nighttime ambience – low level landscape lighting softly accentuates planting, while discrete illuminated bollards provide soft, glare-free code compliant lighting at pathways.

- To prevent off-site light trespass, all adjustable light fixtures shall be lockable. A final aiming diagram will be provided to allow the re-aiming of lights to their proper location should maintenance require the need for the light fixtures to be taken out of proper adjustment.

- All roof lighting shall comply with Title 24 and CalGreen requirements, which prescribes limitations on off site lighting and dark sky lighting.

- No direct off site lighting.

- No visible glare to fixtures.

-All lighting to be 2700K (warm white).

-all lighting shall be dimmable (flicker free) to 1%.

EMERGENCY LIGHTING IS ONLY TURNED ON DURING EMERGENCY WHERE NORMAL POWER IS INTERRUPTED AND EGRESS LIGHTING IS REQUIRED. THESE FIXTURES ARE NORMALLY OFF.

ROOF DECK EMERGENCY EGRESS LIGHTING DIAGRAM
WEST BUILDING HEIGHT ELEVATION





Architectural Commission Report
9850 Wilshire Boulevard – Waldorf Astoria
Architectural Commission Meeting – July 20, 2016

Attachment C
DRAFT Approval Resolution

RESOLUTION NO. AC XX-16

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR APPROVAL OF LANDSCAPING AND EXTERIOR LIGHTING FOR THE ROOFTOP AND THIRD FLOOR TERRACE FOR THE NEW WALDORF ASTORIA HOTEL FOR THE PROPERTY LOCATED AT 9850 WILSHIRE BOULEVARD (PL1609522 – WALDORF ASTORIA).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Kent Warden, agent, on behalf of the property owner, Oasis West Realty, LLC, and the tenant, Waldorf Astoria (Collectively the “Applicant”), has applied for architectural approval of landscaping and exterior lighting for the rooftop and third floor terrace for the new Waldorf Astoria Hotel for the property located at 9850 Wilshire Boulevard.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions, or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the Architectural Commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. On April 21, 2008 the City Council adopted Resolution No. 08-R-12600, which certified a Final Environmental Impact Report for the project. The subject resolution was adopted in

accordance with the provisions of the California Environmental Quality Act, and the City Council made environmental findings and adopted a statement of overriding considerations for the project. The Final Environmental Impact Report encompasses all aspects of the Specific Plan and development of the project, including Architectural Review. Accordingly, no new environmental assessment is required at this time, and the Architectural Commission relied on the Final Environmental Impact Report in its review of the project.

Section 5. The Architectural Commission conducted a duly noticed public hearing on July 20, 2016 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the Planning Commission found contributed to the determination of the project as a “character contributing building” in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the Planning Commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

None Proposed.

Standard Conditions

1. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
4. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
7. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: July 20, 2016

Mark Odell, Urban Designer
Community Development Department

Gidas Peteris, Chair
Architectural Review Commission